

ZONING BOARD OF APPEALS DECISION GRID

December 17, 2009

CASE #	ADDRESS	RECORD OF VOTE	WALKER	KHALEEL	VAN DUSEN	O'DONNELL	TOBIN	HANNA	BOSEK
V-026-09-10	153 Highland Parkway	5-0-0	Grant	Grant	Grant	Grant	Absent	Grant	Absent
V-032-09-10	1104-1112 Monroe Avenue	At the request of the applicant, the application was adjourned. The application will be rescheduled after Site Plan Review has been completed and a Special Permit approval has been issued to establish ancillary parking lots to serve the restaurant (Jeremiah's).							
V-033-09-10	131 Rauber Street	5-0-0	Grant	Grant	Grant	Grant	Absent	Grant	Absent
V-034-09-10	122 Lyell Avenue	5-0-0	Grant w/Condition	Grant w/Condition	Grant w/Condition	Grant w/Condition	Absent	Grant w/Condition	Absent
V-036-09-10	641-645 Park Avenue	3-2-0	Grant	Deny	Grant	Grant	Absent	Deny	Absent
V-037-09-10	285-295 Upper Falls Blvd	5-0-0	Grant w/Condition	Grant w/Condition	Grant w/Condition	Grant w/Condition	Absent	Grant w/Condition	Absent
V-038-09-10	300 Monroe Avenue	Decision HELD pending revised information on detached signage. The application has been rescheduled to January 11, 2010 hearing.							
V-035-09-10	209-217 N. Winton Road	5-0-0	Grant w/Condition	Grant w/Condition	Grant w/Condition	Grant w/Condition	Absent	Grant w/Condition	Absent
V-022-09-10	335 E. Henrietta Road	5-0-0	Grant w/Condition	Grant w/Condition	Grant w/Condition	Grant w/Condition	Absent	Grant w/Condition	Absent
V-053-06-07	95 Barrington Street	5-0-0	Grant	Grant	Grant	Grant	Absent	Grant	Absent

122 Lyell Avenue/V-034-09-10:

The variance was granted on condition that the proposed residential space be used only in conjunction with the existing retail store and that the commercial and residential spaces should not be physically separated in the future.

285-295 Upper Falls Blvd/V-037-09-10:

The variance was granted on condition that landscaping be developed beneath the sign and that the landscaping plan be subject to review and approval by the Manager of Zoning.

209-217 N. Winton Road/V-035-09-10:

The variance was granted to install (1) one detached sign that is 6 ft. high and 32.3 sq. ft. in surface area; (2) one canopy sign that is 13.2 sq. ft. in surface area; (3) one Valero gesture that is 2.5 sq. ft. in surface area; and (4) four Valero logos that are 3.5 sq. ft. each in surface area. The variance was granted on condition that no signs be installed on the pumps, that all signs on the building be removed, that there be no scrolling of messages on the digital sign and that the detached sign be constructed in masonry base and the area around the detached sign be landscaped and that the variance conditions be subject to review and approval by the Manager of Zoning.

335 E. Henrietta Road/V-022-09-10:

The variance was granted to install (1) one attached (wall) sign that is 15 sq. ft. in surface area; (2) one canopy sign that is 13.2 sq. ft. in surface area; (3) two logo signs that are 3.5 sq. ft. each in surface area and one detached sign that is 6' high and is 50.1 sq. ft. in surface area. The variance was granted on condition that the detached sign be constructed in masonry base and landscaping be installed around the detached sign and that all other signs be eliminated. That the variance conditions be subject to review and approval by the Manager of Zoning.

641-645 Park Avenue/V-036-09-10:

The variance application was denied due to the applicant's failure to obtain the concurring vote of 4 members to approve the application (in accordance with Section 120-186D(1) of the Zoning Code).

95 Barrington Street/V-053-06-07:

The Board granted the extension of the variance approval to December 31, 2010.